

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JUNE 10, 2014
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MAY 13, 2014 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Jim Core Road), Ward 2, District 3

Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. James "Red" Thompson

MINOR SUBDIVISIONS

MS14-05-025

Lot 1-R into lots 1-R1 & 1-R2, Ward 9, District 14

Owner: Rotolo Consultants, Inc. Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. T.J. Smith

MS14-05-027

A 23.224 acre parcel into parcels A thru D, Ward 6, District 6

Owner: Richard Sorensen, et al. Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 10, 2014
MANDEVILLE, LOUISIANA

MS14-05-028

Tract A and D, and a 2.95 acre parcel into tracts A1, A2, A-3 & D, Ward 1, District 1
Owner: BCS Development, L.L.C. Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

[------(End of Consent Calendar)-----]

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

SD05-08-019F1B

Hidden Creek, Phase 1B, Ward 1, District 3
Developer/Owner: Hidden Creek, L.L.C. Engineer: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

SD12-04-001F2A2

Grand Oaks, Phase 2-A2, Ward 1, District 1
Developer/Owner: Trinity Developers Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-08-024F4

Bedico Creek, Phase 4, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD12-04-002FIV

Northpark, Phase IV-A, Ward 3, District 5
Developer/Owner: Mikado, L.L.C. & Ruddigore, L.L.C. Engineer: Scalfano Engineering, Inc.
Parish Council District Representative: Hon. Marty Gould

PROPOSED AMENDMENTS TO ORDINANCE 499

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 10, 2014
MANDEVILLE, LOUISIANA

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MAY 13, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Doherty.

ROLL CALL

Present: Cazaubon, Lorren, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph and Doherty
Absent: Hines
Staff Present: Jeremy Harrison, Leslie DeLatte, Mike Sevante, Ron Keller and Jay Watson

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Mannella

APPROVAL OF THE APRIL 8, 2014 MINUTES

Cauzabon moved to approve, seconded by Lorren. No vote was taken or recorded because then Matthews discussed that the minutes were inconsistent and made a motion to postpone the vote seconded by Drumm; no vote was taken.

A motion was then made by Matthews to withdraw his motion and made a motion to approve as amended and seconded by Randolph to show that Randolph was absent.

Yea: Cazaubon, Lorren, , Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph and Doherty
Nay: None
Abstain:None
Absent: Hines

PUBLIC HEARINGS

CONSENT CALENDAR

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

MINUTES OF THE

ST. TAMMANY PARISH PLANNING COMMISSION MEETING

6:00 P.M. TUESDAY, MAY 13, 2014

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

Matthews made a motion to pull the following item from the Consent Calendar it was seconded by Davis.

MS14-04-020

A 2.735 acre parcel into lots 1 and 2, Ward 4, District 5

Owner: JDM Development, L.L.C. Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Gould

A Public Hearing was opened and the following individual(s) provided testimony in favor of this request. David Harvey and Mathew Orgon

Opposition: None

Following the Public Hearing, discussion was held and a motion was made by Davis and seconded by Cazuabon to approve this request.

Yeas: Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph and Dave Doherty.

Nays: Bill Matthews

Abstain: None

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

MS14-04-019

A 3.103 acre parcel into Tracts 1A-1 and 1A-2, Ward 1, District 3

Owner: Jackie & Terri Thomas Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

A Public Hearing was opened and the following individual(s) provided testimony in favor of this request. None

Opposition: None

Following the Public Hearing, discussion was held and a motion was made by Matthews and seconded by Davis to approve this request.

Yeas: Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Bill Matthews, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph and Dave Doherty.

Nays: None

Abstain: None

[------(End of Consent Calendar)-----]

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

TENTATIVE SUBDIVISION REVIEW

Abstain: None

MINUTES OF THE

ST. TAMMANY PARISH PLANNING COMMISSION MEETING

6:00 P.M. TUESDAY, MAY 13, 2014

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

Following the Public Hearing, discussion was held and a motion was made by Willie and seconded by Randolph to approve this request.

Yeas: "Pug" Lorren, Todd Richard, Bernie Willie, Bill Matthews, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph and Dave Doherty.

Nays: None

Abstain: None

SD05-12-033F2C

Pine Creek Acres, Phase 2C, Ward 1, District 4

Developer/Owner: Pine Creek Development, L.L.C.

Engineer: J.V. Burkes &
Associates, Inc.

Parish Council District Representative: Hon. Reid Falconer

A Public Hearing was opened and the following individual(s) provided testimony in favor of this request. Paul Mayronne

Opposition: None

Following the Public Hearing, discussion was held and a motion was made by Matthews and seconded by Mannella to approve this request.

Yeas: "Pug" Lorren, Todd Richard, Bernie Willie, Bill Matthews, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph and Dave Doherty.

Nays: None

Abstain: None

SD05-08-021F1A-4

Terra Bella, Phase 1A-4, Ward 1, District 1

Developer/Owner: Terra Bella Group, L.L.C.

Engineer: Kelly McHugh & Associates,
Inc.

Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened and the following individual(s) provided testimony in favor of this request. Paul Mayronne

Opposition: None

Following the Public Hearing, discussion was held and a motion was made by Matthews and seconded by Richard to approve this request.

Yeas: "Pug" Lorren, Todd Richard, Bernie Willie, Bill Matthews, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph and Dave Doherty.

Nays: None

Abstain: None

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MAY 13, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD12-08-005

River Club, Ward 1, District 1

Developer/Owner: Delta Land Holding, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

(Request to rename the subdivision to "River Place")

A Public Hearing was opened and the following individual(s) provided testimony in favor of this request. Paul Mayronne Opposition: None

Following the Public Hearing, discussion was held and a motion was made by Matthews and seconded by Lorren to approve this request.

Yeas: "Pug" Lorren, Todd Richard, Bernie Willie, Bill Matthews, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph and Dave Doherty.

Nays: None

Abstain: None

Entering Parish Right-of-Way (5th and 6th Streets), Ward 3, District 5

Amount: \$54,400.00 Expires: Expired May 14, 2007

Debtor: David S. Derbes Parish Council District Representative: Hon. Marty Gould

(Request for an extension of time)

A Public Hearing was opened and the following individual(s) provided testimony in favor of this request. David Derbes Opposition: None

Following the Public Hearing, discussion was held and a motion was made by Willie and seconded by Randolph to approve this request. Corrections were made to the Ward and to the Councilman.

Yeas: "Pug" Lorren, Todd Richard, Bernie Willie, Bill Matthews, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph and Dave Doherty.

Nays: None

Abstain: None

Entering Parish Right-of-Way (Magnolia Drive), Ward 1, District 1

Amount: \$8,000.00 Expires: May 13, 2014

Debtor: Nicole & Robert Harris Parish Council District Representative: Hon. Marty Dean

(Request for an extension of time)

A Public Hearing was opened and the following individual(s) provided testimony in favor of this request. David Derbes Opposition: None

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, MAY 13, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Following the Public Hearing, discussion was held and a motion was made by Matthews and seconded by Drumm to deny this request.

Yeas: Bill Matthews, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph and Dave Doherty.

Nays: "Pug" Lorren, Todd Richard and Bernie Willie

Abstain: *None*

NEW BUSINESS

ADJOURNMENT

(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS

(Draft Date 6/10/14)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT, LLC
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 156
ST. ANTHONY STREET; MOBILE, AL 36603; PERMISSION
TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY JIM
CORE ROAD, FOR THE PURPOSE OF LAYING FIBER
OPTIC CABLES.
WARD 2 DISTRICT 3**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$9,700 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____
A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

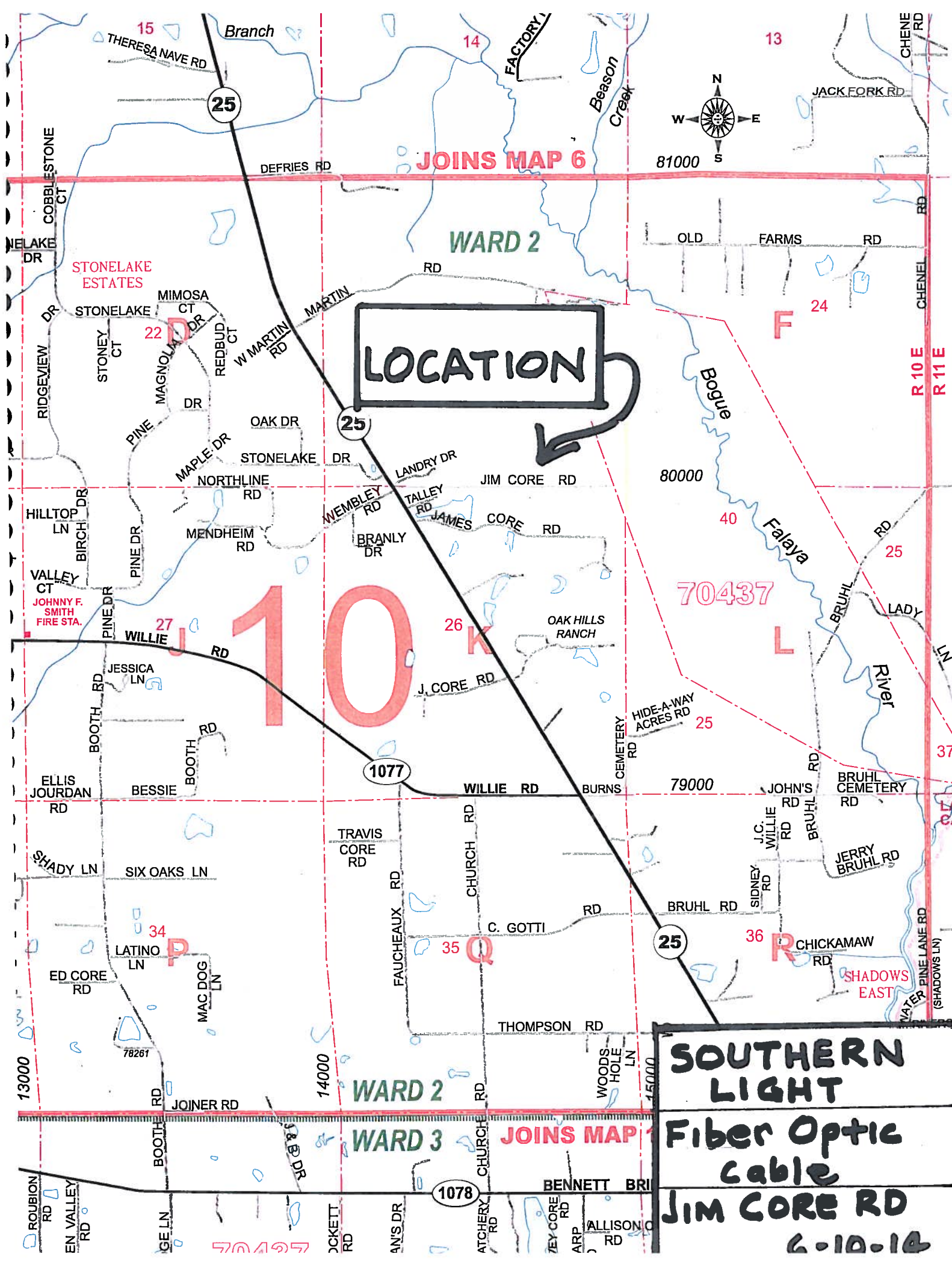
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 3, 2014)

CASE NO.: MS14-05-025

OWNER/DEVELOPER: Rotolo Consultants, Inc.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 27 WARD: 9
TOWNSHIP: 8 South PARISH COUNCIL DISTRICT: 14
RANGE: 14 East

TYPE OF DEVELOPMENT: ☐ SUBURBAN (Residential lots between 1-5 acres)
 ☐ RURAL (Low density residential lots 5 acres or more)
 ☒ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is bounded on the north by J.F. Smith Avenue and north of Brown's Village Road, north of Slidell, Louisiana.

SURROUNDING LAND USES: North - industrial and commercial
 South - industrial and commercial
 East - industrial and commercial
 West - industrial and commercial

TOTAL ACRES IN DEVELOPMENT: 16.579

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: Varies

ZONING: I-1 Industrial

REASONS FOR PUBLIC HEARING: Lot 1-R is a part of an existing minor subdivision

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two lots from one lot within an existing minor subdivision; and since the proposal meets parish code requirements for the further division of said lot into two, the staff has no objections to the minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 3, 2014)

CASE NO.: MS14-05-027

OWNER/DEVELOPER: Richard H. Sorensen, et al.

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 21

WARD: 6

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 6

RANGE: 14 East

TYPE OF DEVELOPMENT: x SUBURBAN (Residential lots between 1-5 acres)
 RURAL (Low density residential lots 5 acres or more)
 OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is Located on the north side of Rheusaw Crawford Road,
 west of LA Highway 41 and west of Hickory, Louisiana.

SURROUNDING LAND USES: North - rural residential
 South - rural residential
 East - rural residential
 West - rural residential

TOTAL ACRES IN DEVELOPMENT: 23.224

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: Varies

ZONING: A-3 Suburban

REASONS FOR PUBLIC HEARING: At least one parcel is accessing a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owners are proposing an "after the fact" three parcel minor subdivision due to errors that were made by the original owner of the land who sold the parcels illegally to the current owners. However, that notwithstanding, the proposed minor subdivision will meet all parish code requirements inclusive of the construction of the private drive to parish standards; therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None

REVERSE: 5/19/14 MINOR SUBDIVISION

SCALE: 1" = 200'

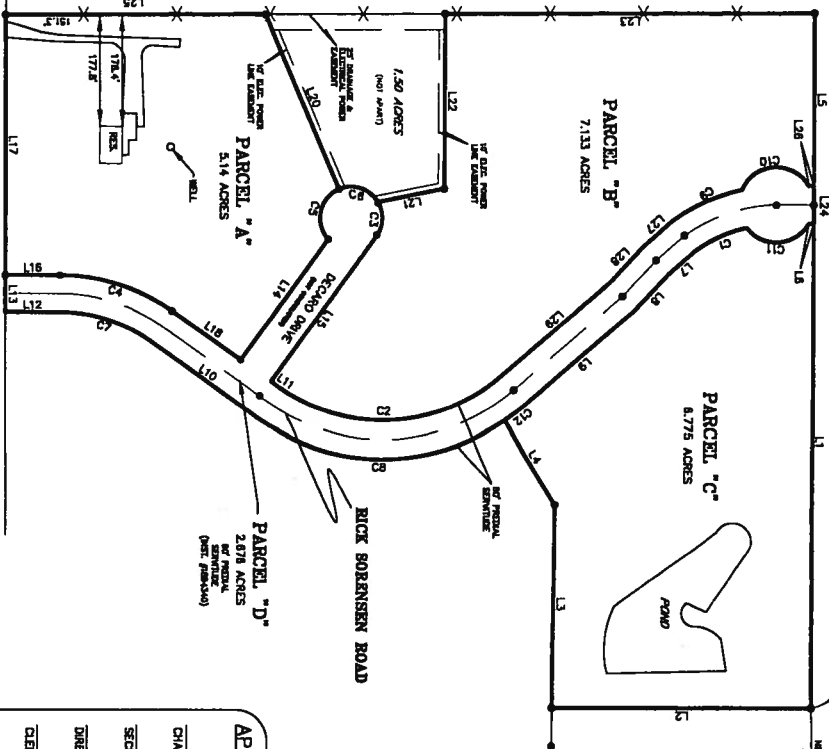
DATE: 12/16/13

DRAWN BY: JDL CHECKED BY: JWG

DWG. NO: 20130737A

SHEET 1 OF 1

LEGEND
O 1/2" Iron Pipe Nail
● 1/2" Iron Rod Found
X Cross



SECTION CORNER COMMON TO
SECTION 18, T-7-S, R-14-E,
IN SECTION 21, T-7-S, R-14-E,
ST. TAMMANY PARISH, LOUISIANA
P.O.B. 21

P.O.B. IS REPORTED TO BE
THE SECTION CORNER
COMMON TO SECTIONS 1A,
1B, 1C & 1D, T-7-S,
R-14-E, ST. TAMMANY
PARISH, LOUISIANA.

APPROVED:

CHAIRMAN, PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

DIRECTOR OF ENGINEERING

CLERK OF COURT

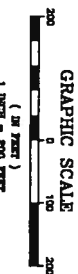
DATE FILED

TOTAL AREA: 1,011,821 SQ. FT. OR 23,224 ACRES

FILE NO.

LINE	LENGTH	RADIUS	CURVED BEG.	CURVED END	DIST.
1	78.00	0.00	0.00	0.00	78.00
2	418.88	500.00	0.00	0.00	418.88
3	331.89	0.00	0.00	0.00	331.89
4	155.65	558.29	0.00	0.00	155.65
5	278.45	558.29	0.00	0.00	278.45
6	52.12	0.00	0.00	0.00	52.12
7	52.12	0.00	0.00	0.00	52.12
8	79.54	0.00	0.00	0.00	79.54
9	233.36	0.00	0.00	0.00	233.36
10	41.71	0.00	0.00	0.00	41.71
11	41.71	0.00	0.00	0.00	41.71
12	60.00	558.29	0.00	0.00	60.00
13	240.92	558.29	0.00	0.00	240.92
14	188.17	0.00	0.00	0.00	188.17
15	415.93	558.29	0.00	0.00	415.93
16	135.80	0.00	0.00	0.00	135.80
17	420.32	0.00	0.00	0.00	420.32
18	108.65	0.00	0.00	0.00	108.65
19	278.17	0.00	0.00	0.00	278.17
20	583.48	0.00	0.00	0.00	583.48
21	418.00	0.00	0.00	0.00	418.00
22	8.06	500.00	0.00	0.00	8.06
23	93.46	541.14	0.00	0.00	93.46
24	230.22	541.14	0.00	0.00	230.22

LINE	LENGTH	BEARING
1	78.00	S89°00'00"E
2	418.88	S00°00'00"E
3	331.89	N89°00'00"W
4	155.65	S55°29'43"W
5	278.45	S55°29'43"W
6	52.12	N11°14'19"E
7	52.12	N11°14'19"E
8	79.54	N47°14'48"W
9	233.36	N41°14'19"W
10	41.71	S33°48'52"W
11	41.71	S33°48'52"W
12	60.00	S89°29'43"W
13	240.92	S44°29'43"W
14	188.17	N00°00'00"E
15	415.93	S89°29'43"W
16	135.80	N35°37'00"E
17	420.32	S55°29'43"E
18	108.65	N11°14'19"W
19	278.17	N89°00'00"W
20	583.48	N00°00'00"W
21	418.00	N00°00'00"W
22	8.06	S00°00'00"W
23	93.46	S41°14'19"E
24	230.22	S41°14'19"E



A MINOR SUBDIVISION MAP OF A
23.224 ACRE PARCEL INTO
PARCELS A, B, C & D
IN SECTION 21, T-7-S, R-14-E,
ST. TAMMANY PARISH, LOUISIANA

MELISSA CRAWFORD, VERNON BALLAY,
RICHARD SORENSON & RICHARD RUSHTON

J.V. Burkes & Associates, Inc.
ENGINEERING & ENVIRONMENTAL

1865 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvb@jvbassoc.com

Phone: 985-649-0075 Fax: 985-649-0154
Mississipp: Phone: 228-435-5800

SEAN M. BURKES
LA REG. NO. 4785

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 3, 2014)

CASE NO.: MS14-05-028

OWNER/DEVELOPER: BCS Development, L.L.C.

ENGINEER/SURVEYOR: John Bonneau & Associates, Inc.

SECTION: 11 WARD: 1
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 1
RANGE: 10 East

TYPE OF DEVELOPMENT: ☐ SUBURBAN (Residential lots between 1-5 acres)
 ☐ RURAL (Low density residential lots 5 acres or more)
 ☒ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the west side of LA Highway 1077, south of Interstate 12 and southwest of Covington, Louisiana.

SURROUNDING LAND USES: North - undeveloped
 South - undeveloped
 East - single family residential
 West - single family residential

TOTAL ACRES IN DEVELOPMENT: 5.63

NUMBER OF LOTS/PARCELS: 4 TYPICAL LOT SIZE: Varies

ZONING: HC-2 Highway Commercial

REASONS FOR PUBLIC HEARING: Two of the proposed lots are under the required one acre minimum.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to take two tracts within an existing minor subdivision (Tracts A & D) and a 2.95 acre unplatted parcel, and create a total of four tracts (Tracts A1, A2, A3 & E).

Proposed tracts A3 & E do not meet the one acre minimum lot size as required by code and it appears that the owner has enough involved in the proposal to make said lots at least one acre in size. However, it is so noted that the parcels are zoned commercial which would normally permit parcels less than one (1) acre in size if not for having to comply with the minor subdivision code requirements.

The staff does not recommend approval of the proposed minor subdivision request due to tracts A3 and E not meeting code requirements for lot size.

Additionally, a waiver of the regulations is required in order to approve this minor subdivision request relative to the lot size issue. Therefore, a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Furthermore, the creation of new internal property lines may cause issues with the owner being able to comply with parish landscape buffer and planting requirements, which in turn may require the owner to file for variances for said requirements to be reviewed by the St. Tammany Parish Board of Adjustment. Therefore, if the commission decides to grant the minor subdivision request, the staff recommends that the survey plat not be recorded for public record unless the variance issues are resolved by said board.

Department of Engineering

None

Department of Environmental Services

None

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 3, 2014)

CASE NO.: SD05-08-019F1B

SUBDIVISION NAME: Hidden Creek, Phase 1B

DEVELOPER: Hidden Creek, LLC
21245 Smith Road
Covington, LA 70435

ENGINEER/SURVEYOR: Meyer Engineers Ltd./Randall W. Brown & Associates, Inc.

SECTION 2 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 3
RANGE 10 East

TYPE OF DEVELOPMENT: X URBAN (Residential lots less than 1 acre)
 SUBURBAN (Residential lots between 1-5 acres)
 RURAL (Residential Farm Tract lots 5 acres plus)
 OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 13.70

NUMBER OF LOTS: 17 AVERAGE LOT SIZE: 13,500 ± Sq. Ft.

SEWER AND WATER SYSTEMS: Community (Off Site)

ZONING: A4

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 5/29/2014. The inspection disclosed that all concrete roads are constructed, road shoulders are constructed and the roadside ditches need final grading.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Tabulation of driveway culvert sizes & type of material required is needed on the S/D plat;
 - b. Blue reflectors are needed at fire hydrants;
 - c. Developer's engineer needs to certify that the sign posts are in accordance with MUTCD and Federal standards;

- d. Typical street x-section is needed on the As-Built drawing and the S/D plat;
 - e. Delineate the footprint of Phase 1B on the As-Built drawing;
 - f. All drainage between the rear of the lots and Brewster Road must be directed to the Soap & Tallow Creek, not to Brewster Road roadside ditch as shown on the As-Built drawing;
 - g. Show a revision date on the As-Built after revisions are made.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 947 linear feet x \$25.00 per linear foot = \$23,700 for a period of five (5) years.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
5. Mandatory Developmental Fees are required as follows:
- Road Impact Fee = \$1,077 per lot x 17 lots = \$18,309
Drainage Impact Fee = \$1,114 per lot x 17 lots = \$18,938
- Fees are due before subdivision plats can be signed.

Department of Environmental Services

- 1. Three copies of the sewer as-built must be resubmitted. The current plan does not show the sewer lines or manholes.
- 2. Three copies of the water as-built must be submitted as this was missing from the original submittal.
- 3. A full set of the as-built drawings must be submitted to Tammany Utilities.
- 4. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
- 5. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats are to be signed until all items are satisfactorily completed.

Department of Development - Planning

None

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 3, 2014)

CASE NO.: SD12-04-001F2A2

SUBDIVISION NAME: Grand Oaks Subdivision, Ph. 2-A2

DEVELOPER: Trinity Developers

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTIONS 17 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 1
RANGE 10 East

TYPE OF DEVELOPMENT: X URBAN (Residential lots less than 1 acre)
 SUBURBAN (Residential lots between 1-5 acres)
 RURAL (Residential Farm Tract lots 5 acres plus)
 OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 1.5

NUMBER OF LOTS: 5 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: A4

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 5/29/14. The inspection disclosed that the asphalt roads are constructed, road shoulders are constructed and the roadside ditches are functioning.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Floppy disks or latest format is needed for the As-Built & S/D plat;
 - b. Engineer's stamp is needed on the As-Built;
 - c. Developer's signature is needed on the S/D plat;
 - d. Swales at rear & side of lots are functioning. However, erosion protection is needed to prevent siltation from blocking drainage from offsite.

3. All roadways are existing and are currently under warranty in a previous phase.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
5. Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077 per lot x 5 lots = \$5,385
Drainage Impact Fee = \$1,114 per lot x 5 lots = \$5,570

Fees are due before subdivision plats can be signed.

Department of Environmental Services

1. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
2. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
3. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats are to be signed until all items are satisfactorily completed.

Department of Development - Planning

None

- e. Need 9-1-1 addresses on each lot on the S/D plat;
 - f. Need developer's signature on S/D plat;
 - g. Need street name signs;
 - h. Need traffic signs;
 - I. Developer's engineer needs to certify that signage & posts conform to MUTCD standards;
 - j. Typical street x-section shows 4" asphalt when the roadways are concrete. Revise the As-Built drawing and the S/D plat to show what was built.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2060 linear feet x \$25.00 per linear foot = \$51,500 for a period of five (5) years.
 4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
 5. No mandatory development fees are required since a public hearing was held prior to January 1, 2005.

Department of Environmental Services

1. Provide Tammany Utilities with a complete set of as-built drawings
2. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
3. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats are to be signed until all items are satisfactorily completed.

Department of Development - Planning

None

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 3, 2014)

CASE NO.: SD12-04-002FIV-A

SUBDIVISION NAME: Northpark, Phase IV-A

DEVELOPER: Mikado, L.L.C. & Ruddigore, L.L.C.
2555 Severn Ave.
Metairie, LA 70002

ENGINEER/SURVEYOR: Scalfano Engineering, Inc.

SECTIONS 10, 15 & 48
TOWNSHIP 7 South
RANGE 11 East

WARD: 3
PARISH COUNCIL DISTRICT: 5

TYPE OF DEVELOPMENT: ☐ URBAN (Residential lots less than 1 acre)
 ☐ SUBURBAN (Residential lots between 1-5 acres)
 ☐ RURAL (Residential Farm Tract lots 5 acres plus)
 ☒ OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 25.88

NUMBER OF LOTS: 8 AVERAGE LOT SIZE: 2.23 Acres

SEWER AND WATER SYSTEMS: Central

ZONING: PBC-1 & HC-3

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 5/29/14. The inspection disclosed that all concrete roads are constructed, road shoulders are constructed, roadside ditches are functioning and the detention ponds are functioning.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Tentative approval of Northpark S/D, Phase IV was granted April 10, 2012 with a total of fourteen (14) lots. However, on July 10, 2012 Preliminary approval was granted with a total of eight (8) lots. Therefore, this phase must be labeled Phase IV-A on all drawings and subdivision plat to be recorded;

- b. 9-1-1 addresses are needed on the S/D plat;
 - c. Developer's signature is needed on S/D plat;
 - d. Blue reflectors are needed at all fire hydrants;
 - e. Developer's engineer needs to certify that all signage and posts conforms to MUTCD standards.
- 3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 5237 linear feet x \$25.00 per linear foot = \$131,000 for a period of five (5) years. This includes the OFF-SITE portion of Village Lane West.
 - 4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
 - 5. Since the developer has no "end users", the mandatory developmental fees are not due prior to signing the subdivision plat, but are due upon building permit application.

Department of Environmental Services

- 1. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
- 2. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
- 3. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats are to be signed until all items are satisfactorily completed.

Department of Development - Planning

None